093.0	0004	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	664,000 / 664,000
					USE VALUE:	664,000 / 664,000
					ASSESSED:	664,000 / 664,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHERTZER STEVEN P
Owner 2:	SCHERTZER DANIELLE
Owner 3:	
Street 1:	66 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1696 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	256,100	500	407,400	664,000
Total Card	0.124	256,100	500	407,400	664,000
Total Parcel	0.124	256,100	500	407,400	664,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.51 | /Parcel: 391.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60463
GIS Ref
GIS Ref
Insp Date 08/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,200	500	5,400.	407,400	664,100	664,100	Year End Roll	12/18/2019
2019	101	FV	202,600	500	5,400.	413,200	616,300	616,300	Year End Roll	1/3/2019
2018	101	FV	207,600	0	5,400.	308,500	516,100	516,100	Year End Roll	12/20/2017
2017	101	FV	207,600	0	5,400.	279,400	487,000	487,000	Year End Roll	1/3/2017
2016	101	FV	207,600	0	5,400.	267,700	475,300	475,300	Year End	1/4/2016
2015	101	FV	196,000	0	5,400.	227,000	423,000	423,000	Year End Roll	12/11/2014
2014	101	FV	196,000	0	5,400.	215,300	411,300	411,300	Year End Roll	12/16/2013
2013	101	FV	196,000	0	5,400.	204,900	400,900	400,900		12/13/2012

!7620!

PRINT

Date	Time
12/10/20	22:14:20

LAST REV

Date	Time
09/21/18	09:33:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7620

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIAMPA ROSE S	29893-331		3/2/1999		285,000	No	No		Y

USER DEFINED

Prior Id # 1:	60463
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/1994	232	Manual	800					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS&NOTICE	BS	Barbara S
3/26/2009	Meas/Inspect	163	PATRIOT
4/18/2000	Inspected	276	PATRIOT
1/28/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26910377
Const Adj.:	0.98000199
Adj $ / SQ:	155.466
Other Features:	73096
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371207
Depreciation:	115074
Depreciated Total:	256133

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

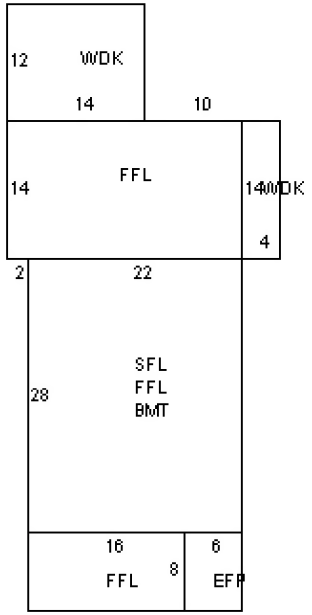
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.47
Special Features:	0	Val/Su Net:	99.11
Final Total:	256100	Val/Su SzAd	151.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	155.470	167,903
BMT	Basement	616	46.640	28,730
SFL	Second Floor	616	155.470	95,767
WDK	Deck	224	10.260	2,297
EFP	Enclos Porch	48	71.150	3,415

Net Sketched Area:	2,584			Total:	298,112
Size Ad	1696	Gross Are	2584	FinArea	1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	7X12	A	AV	2013	6.00	T	5	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500